SECTION 811 LOCAL APPLICATION PACKAGE

SUPPORTIVE HOUSING FOR PERSONS WITH DISABILITIES



Portland, Oregon HUD Office 400 Southwest Sixth Avenue, Suite 700 Portland, Oregon 97204 (503) 326-7085

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INTRODUCTION

We appreciate your interest in the Section 811 program. The Section 811 Capital Advance Program funds the construction or substantial rehabilitation of housing for very low-income persons with disabilities. Ongoing operation of the housing is assisted by a project rental assistance contract pursuant to the Housing Act of 1959, as amended by Section 801 of the National Affordable Housing Act. This local package complements the application kit which can be obtained by calling HUD 's **SuperNOFA Information Center at 1-800-HUD-8929**. Persons with hearing or speech impairments may call the Center's TTY number at **1-800-HUD-2209**. The application kit is available on the Internet through the HUD web site at http://www.hud.gov. When requesting an application kit, please refer to the Section 811 Program and provide your name, address (including zip code), and telephone number (including area code).

The 2000 Funding round marks the third year the Portland, Oregon HUD Office will receive applications and recommend fund awards for the states of Alaska, Oregon, Idaho and Washington.

If you would like to be placed on our mailing list for an email multifamily newsletter, please send an email message to: vicki_beasley@hud.gov.

If you wish to submit an application for a Section 811 Fund Reservation in response to the Notice of Funding Availability published in the Federal Register, you must submit at a minimum an original and four copies of your application (preferably an <u>original and seven copies</u>) in conformance with this local package <u>and</u> the application kit.

Applications for projects proposed to be located within the jurisdiction of the Seattle, WA, Portland, OR, and the Anchorage, AK Offices must be submitted to the Portland, Oregon HUD Office, 400 SW Sixth Avenue, Suite 700, Portland, Oregon 97204. Applications must be received no later than 6:00 p.m., local time on May 18, 2000, in the Multifamily Housing Program Center, located on the seventh floor. Copies of the completed application must be hand-carried, mailed, or sent by overnight/express mail by the stated deadline. If mailed, applications must be postmarked on or before 12:00 midnight on the application due date and received by the Portland, Oregon HUD Office on or within ten (10) days of the application due date. If overnight or express mail, the application will be timely filed if it is received before or on the application due date, or when you submit documentary evidence that your application was placed in transit with the overnight delivery service by no later than the application due date. Facsimile (FAX), Internet, COD and postage due applications will not be accepted. Please refer to the SuperNOFA, published 2/24/00, in the Federal Register for more detailed information.

There have been substantial changes in the application and development process in recent years. Failure to meet HUD requirements will result in disapproval of an application. Before preparing your application, you should carefully review this document and the following regulations and HUD issuances.

Section 811 Regulations, Title 24 Code of Federal Regulations, Part 891.

- Federal Register Super Notice of Funding Availability (SuperNOFA) for HUD's Housing, Community Development and Empowerment Programs; Notice. February 24, 2000.
- ^o HUD Handbook 4571.2, "Section 811 Supportive Housing for Persons with Disabilities", particularly Chapters 1 and 2. This will be referred to as the "811 Handbook" hereafter.
- ^o HUD Section 811 Application Processing and Selection Instructions Notice. (To be published.)
- o Application Kit

Please note that if there is a discrepancy between information provided in the application kit and the information provided in the published SuperNOFA, the information in the published SuperNOFA prevails.

If additional information is required, please contact Kathy Budny (503) 326-5300.

SECTION I. THE SECTION 811 PROGRAM

HUD's Section 811 program is designed to provide financing to assist nonprofit organizations in the development of housing to serve very low-income persons with disabilities. It is combined with an assistance payments program which subsidizes the difference between the tenant rental income and the operating cost of the project.

It is a competitive program. Each year HUD accepts project applications from private nonprofit organizations. Only a portion of the applications received are funded.

To be funded an applicant must show that it is experienced in providing services to persons with disabilities, that there is a need for the project, that the proposed project meets specific design and site standards, and that appropriate services will be provided.

A. ELIGIBLE APPLICANTS

Only nonprofit organizations may apply for the program. The applicant is called a "Sponsor" and submits the application and provides continuing support. The Sponsor must meet the following criteria:

- 1. Nonprofit organizations with a section 501(c)(3) tax exemption from IRS
- 2. Sponsor or Co-sponsor may not apply for more than 70 units of housing or 4 projects (whichever is less) with disabilities in a single Hub.
- 3. Sponsor or Co-sponsor may not apply for more units in a given HUD office than allocated for the Section 811 program in that HUD office, or for more than 10% of the total units allocated in all HUD offices.
- 4. A single application must propose at least 5 units, not necessarily in one structure if the project will be an independent living project and 2 units if the project will be a group home.

B. TENANTS

Tenants of the project must be very low-income households composed of one or more persons, one of whom is an adult (18 years or older) who has a disability. "Very low-income" is considered to be 50 percent of the median household income for an area. No restrictions due to race, creed, color, national origin, or sex are allowed.

Sponsors may propose to limit occupancy to a subcategory of one of the three main disability categories (physically disabled, developmentally disabled, chronically mentally ill) but detailed information justifying the limitation must be submitted. See SuperNOFA for more detailed information. A person whose sole impairment is alcoholism, drug addiction, or an HIV-positive diagnosis is not considered eligible of occupancy in a Section 811 project.

C. TYPES OF FINANCING

1. CAPITAL ADVANCE

If funded, HUD will provide a Capital Advance to cover the cost of development based on development cost limits published periodically in the <u>Federal Register</u>. Repayment of the advance (with interest) is not required as long as the housing remains available for occupancy by very low-income persons with a disability for at least 40 years. The capital advance will be the lower of:

- a. HUD's estimate of total development cost; or
- b The development cost limit reserved for the project (See **Attachments I & II**). Note: These cost limits reflect those costs reasonable and necessary to develop a project of modest design that complies with HUD minimum property standards; the minimum group home requirements, and the project design and cost standards of 24 CFR 891.120

A capital advance that involves a project to be rehabilitated is subject to additional limitations as addressed in the 811 Handbook.

Owners that incur actual development costs that are less than the amount of the initial fund reservation shall be entitled to retain 50 percent of the savings in a replacement reserve account or up to 75 percent of the savings for Owners who add energy efficient features.

2. PROJECT RENTAL ASSISTANCE

Project rental assistance is also supplied to cover the difference between the HUD-approved operating cost per unit and 30 percent of the resident's adjusted income. The term of the Project Rental Assistance Contract (PRAC) is <u>5 years</u>. The Department anticipates that at the end of the contract terms, renewals will be approved subject to the availability of funds. In addition, the Department will reserve project rental assistance contract funds based on <u>75 percent</u> of the current operating cost standards for approved units in order to take into account the average tenant contribution toward rent.

D. DEVELOPMENT METHODS

The following development methods may be used under the program:

- New construction
- Substantial Rehabilitation
- Acquisition with or without rehabilitation, including acquisition from the FDIC/RTC (Federal Deposit Insurance Corporation formerly held by Resolution Trust Corporation)

E. TYPES OF HOUSING

Projects under the Section 811 program must consist of small group homes, independent living projects and dwelling units in multifamily housing developments, condominium and cooperative housing. Each independent living unit must contain a kitchen and a bathroom. They must also include a percentage of handicapped designed units in accordance with state and local codes and must meet design requirements of the Fair Housing Law.

Regulations establish maximum project size as follows:

Group Homes Maximum - 6 residents

Minimum - 2 residents

Independent Living Project Maximum - 18 residents

Minimum - 5 units

An optional resident manager's bedroom/unit is not counted when determining the "size limits". However, the resident manager's units is counted when determining the maximum number of units requested in an allocation area, (i.e., 10 units for Alaska allocation area includes manager's unit).

F. PROPERTY REQUIREMENTS

Sponsors of 811 housing projects must have site control or have identified a site at the time of application submission. The project must be located on real estate held:

- 1. In fee simple, or
- 2. Deed or long-term leasehold. Term of lease must be at least 50 years.

G. SUPPORTIVE SERVICES

Supportive services are essential to enable persons with disabilities to enjoy a stable living environment. Sponsors must arrange for the provision and funding of these services appropriate to the assessed needs of the residents. Residents can not be required to accept any supportive services as a condition of occupancy.

H. HOUSING CONSULTANTS

The use of professional housing consultants to help with the development of the project is highly recommended. The fees of a HUD-approved consultant will be included in the project replacement cost.

SECTION II. THIS YEAR'S FUNDING

This section provides information specific to the jurisdiction of the Portland, Oregon HUD Office and this funding round.

A. ALLOCATION AREA

The Portland, Oregon HUD office is responsible for three allocation areas: Alaska, Oregon/Idaho and Washington. The Oregon allocation area includes Clark, Klickitat and Skamania counties in the state of Washington and the entire states of Oregon and Idaho. The Washington Allocation area contains the remaining counties of Washington state. The Alaska Allocation contains all of Alaska.

B. NUMBER AND TYPE OF UNITS

The total number of units to be funded within the allocation areas is estimated to be:

Washington allocation area 24 units (\$1,832,997) Oregon/Idaho allocation area 22 units (\$1,575,517) Alaska allocation area 10 units (\$1,396,260) The actual number of units funded will be subject to the availability of Section 811 capital advance and project rental assistance funds.

SECTION III. PROJECT REQUIREMENTS

A. FINANCIAL OBLIGATIONS

Selected applicants receive a Capital Advance that covers most of the cost of the project, however the Owner does have some financial obligations. The Sponsor must have the money or have access to money that the Owner can use to meet those obligations.

For the proposals that are funded, the Owner will be required to deposit an amount equal to one-half of one percent of the capital advance amount (not to exceed \$10,000) in an escrow account to assure the Owner's commitment to the project. This amount will be returned to the Owner if the project reaches final closing within a reasonable period after construction is completed. Funds for this minimum capital investment may not be borrowed, nor may letters of credit be used.

Additional funds may be required as follows:

- 1. Front-end money for any expenses prior to the initial closing of the project. This will include such items as architect fees, survey fees, appraisal, etc. Most of these items will be reimbursed after initial closing.
- 2. Incremental development and operational cost of project costs <u>not eligible</u> to be included in the capital advances or the project rental assistance contract.
- 3. Off-site escrow for off-site drives, walkways, etc., which may be necessary, but which may not be included in the capital advance.
- 4. Demolition of structures on the site.
- 5. Unforeseen expenses incurred during construction or operation of the project.
- 6. Supportive services.

B. RELOCATION

All HUD-assisted programs are subject to the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. The requirements deal with the acquisition of the land and the relocation of any displaced persons.

In acquiring the land, there are specific items which must be disclosed in writing prior to entering a contract to purchase. The sellers of the land must receive notice that the land buyer does not have, or will not use, the power of eminent domain to acquire the property; inform the owner of what they believe to be the fair market value of the property, and inform them that they will not acquire the property if an amicable agreement cannot be reached. If the buyer does have the power of eminent domain, the land can be acquired in this voluntary way, if the buyer is not seeking a specific property to acquire, if the property is not part of an intended, planned, or designated project area where all or substantially all of the property within the area is to be acquired within specific time limits, and if the agency will not acquire the property if negotiations fail to result in an amicable agreement.

If the land is to be acquired with the power of eminent domain, the involuntary acquisition procedures described in 49 CFR 24.102 must be followed.

When the acquired property is occupied or leased by any person or business, relocation requirements are a consideration. The only exception would be a property listed for sale, occupied by owners, <u>if</u> they receive the required notice. Relocation requirements are very technical and complicated. Accordingly, if the site of a proposed project is occupied, the applicant should contact the Oregon State HUD Office Relocation Specialist before the application is submitted.

Relocation can be very expensive, particularly if it is not planned and conducted in an efficient, timely manner.

C. MANAGEMENT AND MAINTENANCE SERVICES

The Owner corporation is required to provide all the management and maintenance services typically provided in the area for the type of housing contemplated.

D. SUPPORTIVE SERVICE PLANS

It is expected that in addition to housing, supportive services will be provided for Section 811 housing tenants. However, Sponsors cannot require residents to accept supportive services.

The Sponsor must submit the supportive services plan to the appropriate state agency for the agency to complete the supportive services certification required in the application. See **Attachment IV**.

SECTION IV. SUBMISSION REQUIREMENTS FOR A SECTION 811 FUND RESERVATION

The application for Section 811 fund reservation consists of seven (7) exhibits. (See Application Kit.) These exhibits are discussed in the application kit package available from HUD's SuperNOFA Information Center at 1-800-HUD-8929. The application <u>must</u> also have a table of contents, and be tabbed and indexed accordingly.

A. Local Requirements The Oregon State HUD Office has an additional application requirement in addition to those listed in the application kit. See below:

Exhibit 4(d)(v)

On the map showing the location of the site and the racial composition of the neighborhood, with area of the racial concentration delineated, please show the amenities in the neighborhood. This would include grocery stores, banks, parks, beauty salons, and so on.

Exhibit 7(f)

Alaska, Oregon, Idaho and Washington do not have a State Single Point of Contact. Therefore applicants do not need to submit their proposals to the state. In this exhibit, Box 2 of the certification should be checked.

- **B.** Consolidated Plan. Each applicant is to submit a Certification of Consistency with the Consolidated Plan (PLAN) Form HUD-2991, for the jurisdiction in which the proposed project will be located. The certification must be made by the unit of general local government if it is required to have, or has, a complete Plan. Otherwise, the certification may be made by the State, or by the unit of general local government if the project will be located within the jurisdiction of the unit of general local government authorized to use an abbreviated strategy, and if it is willing to prepare a Plan. All certifications must be made by the public official responsible for submitting the Plan to HUD. The certifications must be submitted as part of the application submission deadline date. See **Attachment III** for list of officials.
- **C. State Historic Preservation Officer (SHPO).** The applicant is required to submit a letter from the SHPO indicating whether the proposed site(s) has any historical significance. If the sponsor cannot obtain a letter from the SHPO due to the SHPO not responding to the Sponsor's request or the SHPO responding that it cannot or will not comply with the requirement, the Sponsor must submit the following: 1) a letter indicating that it attempted to get the required letter from the SHPO but that the SHPO either had not responded to the Sponsor's request or would not honor or recognize the Sponsor's request; 2) a copy of the Sponsor's letter to the SHPO requesting the required letter; and 3) a copy of the SHPO's response, if available.

D. HOW TO HAVE A WINNING APPLICATION

- 1. Be quantitative in your exhibits. Include how many, how much, for how long, and so on. For example, say how many years the Sponsor has provided housing, how many units and for how many people.
- 2. If the Sponsor lacks extensive experience providing services to persons with disabilities, consider finding a co-sponsor who does have experience.
- 3. Have a good site. This includes having a good location, no unusual site improvements existing or needed (for example, fill), and no possible environmental problems.
- 4. In addressing the service plan requirements, please keep in mind the following:
 - o Be concise and to the point regarding who will provide services and how they will be provided;
 - o service plan description should be no longer than 5 pages;
 - o do not include a lot of statistics;
 - o do not pattern services on the medical model;
 - o avoid technical or clinical jargon; and
 - o if the service provider is a state-funded agency, excess details on funding mechanism are unnecessary.
- 5. Don't assume that the reviewers of your application will know about local conditions, organizations, or local concerns. The reviewers will be housing specialists, without extensive experience with persons with disabilities. Explain everything.
- 6. For clarity and ease of reference, state the exhibit requirement(s) and/or statement first, then provide the response.
- 7. Review Section 811 Application Processing and Selection Instructions Notice. (To be published.)
- 8. READ ALL INFORMATION PROVIDED (i.e., NOFA, APPLICATION KIT, ETC.)

ATTACHMENT I

SCHEDULE OF DEVELOPMENT COST LIMITS STATES OF ALASKA, IDAHO, OREGON, AND WASHINGTON Section 811 Supportive Housing for Persons with Disabilities 2000

Note: see following attachment to determine which counties are in each area.

WASHINGTON

Area	Bedrooms	Elevator	Non-Elevator
WA Area 1	0	\$ 71,154	\$67,612
	1	81,564	77,958
	2	99,181	94,018
	3	128,306	120,343
	4	140,841	134,067
WA Area 2	0	66,906	63,576
	1	76,694	73,304
	2	93,260	88,405
	3	120,646	113,158
	4	132,432	126,063
WA Area 3	0	66,906	63,576
	1	76,694	73,304
	2	93,260	88,405
	3	120,646	113,158
	4	132,432	126,063
WA Area 4	0	71,154	67,612
	1	81,564	77,958
	2	99,181	94,018
	3	128,306	120,343
	4	140,841	134,067
WA Area 5	0	66,198	62,903
	1	75,883	72,528
	2	92,273	87,469
	3	119,370	111,961
	4	131,031	124,729
WA Area 6	0	71,154	67,612
	1	81,564	77,958
	2	99,181	94,018
	3	128,306	120,343
	4	140,841	134,067
WA Area 7	0	58,056	55,166
	1	66,550	63,607
	2	80,924	76,711
	3	104,688	98,190
	4	114,915	109,388

<u>Area</u>	Bedrooms	<u>Elevator</u>	Non-Elevator
WA Area 8	0	57,702	54,830
	1	66,144	63,220
	2	80,431	76,243
	3	104,049	97,591
	4	114,214	108,721
WA Area 9	0	59,118	56,175
	1	67,767	64,771
	2	82,404	78,114
	3	106,603	99,986
	4	117,017	111,389
WA Area 10	0	59,826	56,848
	1	68,579	65,547
	2	83,391	79,050
	3	107,879	101,184
	4	118,418	112,723
WA Area 11	0	59,118	56,175
	1	67,767	64,771
	2	82,404	78,114
	3	106,603	99,986
	4	117,017	111,389
	<u>C</u>	DREGON/IDAHO	
Portland	0	66,198	62,903
	1	75,883	72,528
	2	92,273	87,469
	3	119,370	111,961
	4	131,031	124,729
Bend	0	65,490	62,230
	1	75,071	71,752
	2	91,286	86,534
	3	118,093	110,763
	4	129,630	123,395
Coos Bay	0	64,074	60,885
	1	73,448	70,201
	2	89,313	84,663
	3	115,540	108,368
	4	126,827	120,727
Eugene	0	63,720	60,548
	1	73,042	69,813
	2	88,819	84,195
	3	114,901	107,770
	4	126,126	120,060

<u>Area</u>	<u>Bedrooms</u>	<u>Elevator</u>	Non-Elevator
Boise	0	55,932	53,148
	1	64,115	61,280
	2	77,964	73,905
	3	100,858	94,598
	4	110,711	105,386
Coeur d'Alene	0	54,162	51,466
	1	62,086	59,341
	2	75,496	71,566
	3	97,666	91,604
	4	107,207	102,051
Idaho Falls	0	53,100	50,457
	1	60,869	58,178
	2	74,016	70,163
	3	95,751	89,808
	4	105,105	100,050
Pocatello	0	52,746	50,121
	1	60,463	57,790
	2	73,523	69,695
	3	95,113	89,209
	4	104,404	99,383
	(ALASKA (All municipalities)	
	`	,	
	0	127,440	121,097
	1	146,084	139,626
	2	177,638	168,390
	3	229,802	215,539
	4	252,252	240,120

COST AREAS

WASHINGTON

Area 1	King, Kitsap, Pierce and Snohomish counties.
Area 2	Clallam and Jefferson counties.
Area 3	Skagit, Island, Whatcom and San Juan counties.
Area 4	Mason, Lewis and Thurston counties.
Area 5	Cowlitz and Wahkiakum counties.
Area 6	Grays Harbor and Pacific counties.

Area 7 Spokane, Pend Oreille, Stevens, Ferry, Lincoln.

Area 8 Chelan, Douglas, and Okanogan counties.

Area 9 Yakima and Kittias counties.

Area 10 Benton, Franklin, Grant and Adams counties.

Area 11 Whitman, Walla Walla, Columbia, Asotin and Garfield counties.

OREGON/IDAHO

Portland Clark and Skamania Counties in the state of Washington. Clackamas, Columbia, Multnomah,

Washington and Yamhill counties.

Bend Klickitat County in the state of Washington, Oregon counties east of the Cascade Mountains.

Coos Bay Clatsop, Coos, Curry, Lincoln and Tillamook counties, and those portions of Douglas and Lane

counties west of the Coast Range Mountains.

Eugene Benton, Jackson, Josephine, Linn, Marion, and Polk counties and those portions of Douglas and

Lane counties east of the Coast Range Mountains.

Boise Ada, Boise, Canyon, Elmore, Gem, Owyhee, Payette Washington Counties.

Coeur d'Alene Benewah, Bonner, Boundary, Clearwater, Idaho, Kootenai, Latah, Lewis, Nez Perce and

Shoshone counties.

Idaho Falls Adams, Bingham, Bonneville, Butte, Clark, Custer, Fremont, Jefferson, Lemhi, Madison, Teton

and Valley counties.

Pocatello Bannock, Bear Lake, Blaine, Camas, Caribou, Cassia, Franklin, Gooding Jerome, Lincoln,

Minidoka, Oneida, Power and Twin Falls counties.

Section 811 Group Home Development Cost Limits

OREGON

Physical Handicap or Developmental Disability

	Areas:			
# of Residents	Portland	Bend	Coos Bay	<u>Eugene</u>
2	\$268,584	265,712	259,967	258,530
3	288,825	285,736	279,558	278,014
4	309,066	305,761	299,150	297,497
5	329,307	325,785	318,741	316,980
6	349,525	345,787	338,311	336,442

Chronic Mental Illness

		Are	<u>as:</u>	
# of Residents	Portland	Bend	Coos Bay	<u>Eugene</u>
2	\$259,266	256,493	250,947	249,561
3	278,806.	275,824	269,860	268,369
4	296,163	292,996	286,661	285,077
5	313,520	310,167	303,461	301,784
6	330,878	327,339	320,261	318,492

IDAHO

Physical Handicap or Developmental Disability

		Areas:		
# of Residents	Boise	Coeur D'Alene	Idaho Falls	<u>Pocatello</u>
2	\$226,932	219,751	215,442	214,006
3	244,034	236,312	231,678	230,133
4	261,136	252,872	247,914	246,261
5	278,238	269,433	264,150	262,389
6	295,321	285,975	. 280,368	278,499

Chronic Mental Illness

		Areas:		
# of Residents	Boise	Coeur D'Alene	Idaho Falls	<u>Pocatello</u>
2	\$219,059	212,127	207,968	206,581
3	235,569	228,114	223,641	222,150
4	250,234	242,315	237,564	235,980
5	264,900	256,517	251,487	249,810
6	279,565	270,718	265,410	263,641

ALASKA

(All Municipalities)

Physical Handicap or Developmental Disability

# of Residents	
2	\$517,061
3	556,027
4	594,994
5	633,960
6	672,883

Chronic Mental Illness

# of Residents	
2	\$499,122
3	536,738
4	570,154
5	603,569
6	636,984

WASHINGTON

Physical Handicap or Developmental Disability

# of Residents			Areas:			
	Area 1	Area 2	Area 3	Area 4	Area 5	Area 6
2	\$288,692	271,457	271,457	288,692	268,584	288,692
3	310,449	291,914	291,914	310,449	288,825	310,449
4	332,205	312,372	312,372	332,205	309,066	332,205
5	353,961	332,829	332,829	353,961	329,307	353,961
6	375,693	353,264	353,264	375,693	349,525	375,693

Chronic Mental Illness

			Areas:			
# of Residents	Area 1	Area 2	Area 3	Area 4	Area 5	Area 6
2	\$278,676	262,039	262,039	278,676	259,266	278,676
3	299,679	281,788	281,788	299,679	278,806	299,679
4	318,336	299,331	299,331	318,336	296,163	318,336
5	336,993	316,874	316,874	336,993	313,520	336,993
6	355,649	334,417	334,417	355,649	330,878	355,649

Physical Handicap or Developmental Disability

			<u>Areas:</u>		
# of Residents	Area 7	Area 8	Area 9	<u>Area 10</u>	<u>Area 11</u>
2	\$235,550	234,114	239,859	242,731	239,859
3	253,301	251,757	257,935	261,024	257,935
4	271,053	269,400	276,011	279,316	276,011
5	288,804	287,043	294,087	297,609	294,087
6	306,536	304,667	312,143	315,881	312,143

Chronic Mental Illness

			<u>Areas:</u>		
# of Residents	Area 7	Area 8	Area 9	<u>Area 10</u>	<u>Area 11</u>
2	\$227,378	225,991	231,537	234,310	231,537
3	244,514	243,023	248,987	251,969	248,987
4	259,737	258,153	264,488	267,655	264,488
5	274,959	273,283	279,989	283,342	279,989
6	290,182	288,412	295,490	299,029	295,490

ATTACHMENT III

CONSOLIDATED PLAN CONTACTS -- OREGON

Maria Harris, Associate Planner City of Ashland 20 East Main St. Ashland, OR 97520

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